

WARD: Clifton **CONTACT OFFICER:** Thomas Wilkinson
SITE ADDRESS: Ground Floor Flat 19 Royal York Crescent Bristol BS8 4JY

APPLICATION NOS: 1.18/00472/F Full Planning
2.18/00473/LA Listed Building Consent (Alter/Extend)

DETERMINATION DEADLINE: 2 May 2018

- 1. Proposed French Doors to rear of property, with access to garden.
- 2. Proposed French Doors to rear of the property and cavity wall insulation.

RECOMMENDATION: Grant subject to Condition(s)

APPLICANT: Mrs Paula O'Rourke
19 Royal York Crescent
Bristol
BS8 4JY

The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:



Development Control Committee B – 25 April 2018

Application No. 18/00472/F and 18/00473/LA: Ground Floor Flat 19 Royal York Crescent Bristol BS8 4JY

BACKGROUND AND SUMMARY

These applications are brought to committee as is required due to the applicant being a Ward Member.

These applications for Planning Permission and Listed Building Consent are for the proposed installation of French doors to the rear of property as well as cavity wall insulation to the existing, modern rear extension. The property is Grade II* listed and located within the Clifton and Hotwells Conservation Area.

Following previous concerns regarding proposals at the property (see planning history below); the applicant has revised the proposals so that significantly less work is now proposed to the listed building. Following this amendment, it is considered that the development would preserve the special historic and architectural interest of the Grade II* listed building and would cause no harm to the character and appearance of the Clifton and Hotwells Conservation Area.

Approval is therefore recommended, subject to conditions.

SITE DESCRIPTION

The applications concern the Garden Flat of No.19 Royal York Crescent, which is a Grade II* listed property located within the Clifton and Hotwells Conservation Area set over three levels with a garden to the rear of the property and a small courtyard to the front.

RELEVANT HISTORY

16/00477/F and 16/00478/LA: Addition to the existing single storey extension; external wall insulation and associated works to existing eaves, sill and windows reveals, and installation of double glazed lights and doors; and associated internal structural and refurbishment works. REFUSED on 31.03.2016. APPEAL DISMISSED on 01.03.2017.

86/00819/F and 86/00820/L: Improvements to ground, first and second floor flats. Rebuilding rear extension. GRANTED on 18.06.1986

EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that the approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

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APPLICATION

Consent is sought for the installation of French doors to the rear of property, with access to the garden. Consent is also sought for cavity wall insulation to the existing rear extension.

A listed building consent application has also been submitted for determination, reference 18/00473/LA.

RESPONSE TO PUBLICITY AND CONSULTATION

Application advertised in press and via site notice, expiry date 21.03.2018. Neighbours were consulted via individual letters sent on 19.02.2018.

No comments/representations received.

OTHER COMMENTS

Conservation Section has commented as follows:-

'I have no objections to the proposed development. The proposed rear double doors would result in the loss of a small amount of non-original fabric, as the extension was constructed in 1986. The overall design and appearance of the doors will appear high quality and in keeping with the rear elevation of the building. I further have no concerns over the proposed cavity wall insulation, which is only proposed to the rear extension which, as already noted, is a modern addition. I therefore have no objections to the proposal, subject to conditions requiring further large scale detail of glazing elements of the doors.'

Historic England has commented as follows:-

'On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.'

RELEVANT POLICIES

Clifton & Hotwells Conservation Area Character Appraisal
Planning (Listed Buildings & Conservation Areas) Act 1990
National Planning Policy Framework – March 2012
Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

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KEY ISSUES

- (A) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE IN DESIGN TERMS AND WOULD IT PRESERVE THE SETTING AND FEATURES OF SPECIAL ARCHITECTURAL AND HISTORIC INTEREST OF THE GRADE II* LISTED BUILDING OR CAUSE HARM TO THIS PART OF THE CLIFTON AND HOTWELLS CONSERVATION AREA?

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Authority is also required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The case of R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) ("Forge Field") has made it clear where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight." [48]. This is applicable here because there is harm to the listed building and conservation area caused by the proposals as set out below.

Section 12 of the national guidance within the National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification. Paragraph 132 of the NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Further, Para.133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Finally, Para 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In addition, Bristol Core Strategy (Adopted 2011) Policy BCS22 seeks to ensure that development proposals safeguard or enhance heritage assets in the city with Policies DM30 and DM31 in the Site Allocations and Development Management Policies (Adopted 2014) expressing that alterations to buildings should preserve or enhance historic settings. Policy BCS21 also requires new development in Bristol to deliver high quality urban design and sets out criteria to measure developments against including the need for development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.

The host property is Grade II* listed and is located within the Clifton and Hotwells Conservation Area. As part of the standout architectural history of Bristol, Royal York Crescent is afforded special consideration throughout the Clifton and Hotwells Conservation Area Character Appraisal. Any development must subsequently be given careful consideration and must cause no harm to the architectural or historic significance of the host property or the wider terrace and conservation area.

Previous applications at the site for planning permission and listed building consent (reference: 16/00477/F and 16/00478/LA) sought to undertake a number of works to the property in the form of:

- The proposed enlargement of an existing single storey element
- Fabric performance upgrades to the existing extension including external wall insulation, new double glazed lights and door, and the associated works to the existing eaves, windows sills and reveals

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- A new roof lantern within the existing flat roof to the upper level

These works, following consideration, were considered unacceptable, as it was concluded they would compromise the special aesthetic and architectural value of the designated heritage assets (the host Grade II* listed building and wider Grade II* listed terrace) and the character and appearance of this part of the Clifton and Hotwells Conservation Area. These previous applications were therefore refused by the Local Planning Authority under delegated powers. Following this decision the applicant lodged an appeal to the Planning Inspectorate, which was subsequently dismissed. The Inspector concluded that 'the proposals would fail to preserve the special architectural and historic interest of the listed building. They would also fail to preserve and therefore would not enhance the character of the conservation area.'

Following these decisions the applicant has amended the previous proposal, so that consent is now only sought for the installation of French doors to the rear of property, with access to the garden via an existing rear extension. Consent is also sought for cavity wall insulation to the existing rear extension.

Following consultation, the Council's Conservation Officer confirmed that the proposed works are acceptable. The proposed rear double doors would result in the loss of a small amount of fabric however this is not original or historic, being part of a modern extension constructed in 1986. The overall design and appearance of the doors will further appear high quality and in keeping with the rear elevation of the building and wider terrace. Further, in relation to the proposed cavity wall insulation this is also only proposed to the rear extension, which as noted above is a more modern addition. It is considered that the works will therefore preserve the overall historic interest of the listed building and conservation area. The application is subsequently recommended for approval on this basis, subject to conditions.

(B) WOULD THE PROPOSAL HARM THE RESIDENTIAL AMENITY OF ADJOINING OCCUPIERS?

Policy BCS21 in the Bristol Core Strategy (Adopted 2011) advocates that new development should deliver high quality urban design and safeguard the amenity of existing development. Policy DM30 in the Site Allocations and Development Management Policies (Adopted 2014) also expresses that alterations to buildings should safeguard the amenity of the host premises and neighbouring occupiers.

Care should therefore be taken to ensure that any alteration does not result in a significant loss of sunlight, daylight or overshadowing to the property or its neighbours. Furthermore, development should not be overbearing, or result in unacceptable overlooking or loss of privacy.

It is not considered that the new French doors would be located in a position which would result in any harmful overlooking of surrounding properties. The application is subsequently considered acceptable on this basis.

CONCLUSION

The application is considered acceptable with regards to the impact on the listed building, conservation area and surrounding residential amenity. Approval, subject to conditions, is therefore recommended.

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APPLICATION (A) 18/00472/F:

RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre commencement condition(s)

2. Prior to the commencement of relevant works drawings to a minimum 1:5 scale (also indicating materials, treatments, and finishes) of the following items shall be submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority:

(a) Proposed French doors (showing sectional profile)

The detail thereby approved shall be carried out in accordance with that approval.

Reason: To ensure that the external appearance of the listed building is satisfactory and that the character and appearance of this part of the Clifton and Hotwells Conservation Area would not be harmed.

Pre occupation condition(s)

3. New works to match - Listed Building

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

List of approved plans

4. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

PL06 Proposed French doors, received 21 March 2018

EX01 A Existing site location plan & photographs, received 7 February 2018

PL03 F Proposed floor plan, received 28 March 2018

PL01 A Existing floor plans, received 7 February 2018

PL02 A Existing elevations, received 7 February 2018

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Proposed elevations, received 28 March 2018

Reason: For the avoidance of doubt.

APPLICATION (B) 18/00473/LA:

RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Listed Building Consent or Conservation Area Consent

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Act 2004.

Pre commencement condition(s)

2. Prior to the commencement of relevant works drawings to a minimum 1:5 scale (also indicating materials, treatments, and finishes) of the following items shall be submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority:

(a) Proposed French doors (showing sectional profile)

The detail thereby approved shall be carried out in accordance with that approval.

Reason: To ensure that the external appearance of the listed building is satisfactory and that the character and appearance of this part of the Clifton and Hotwells Conservation Area would not be harmed.

Pre occupation condition(s)

3. New works to match - Listed Building

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

4. Internal features

All existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: In order that the special architectural and historic interest of this Listed Building

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is safeguarded.

5. Partitions - Listed Building

All new partitions shall be scribed around the existing ornamental plaster mouldings.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving its special architectural or historic interest.

List of approved plans

6. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

PL06 Proposed French doors, received 21 March 2018

EX01 A Existing site location plan & photographs, received 7 February 2018

PL01 A Existing floor plans, received 7 February 2018

PL03 F Proposed floor plans, received 28 March 2018

PL02 A Existing elevations, received 7 February 2018

Proposed elevations, received 28 March 2018

Reason: For the avoidance of doubt.

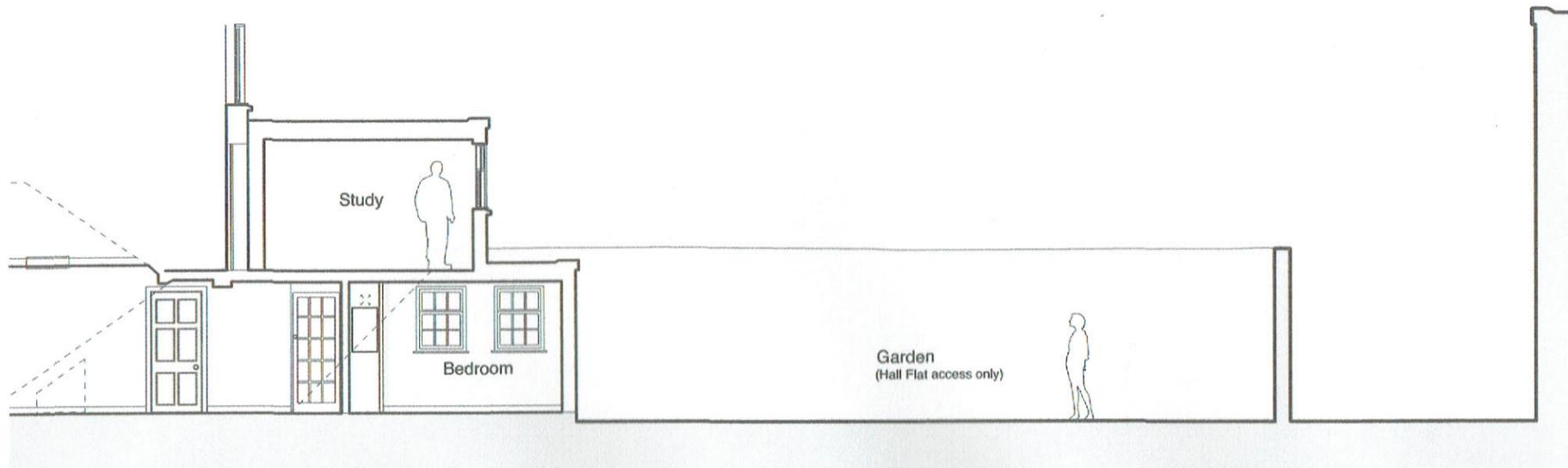
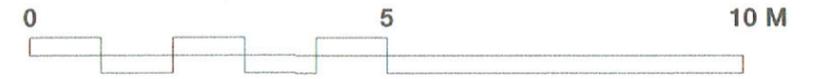
Supporting Documents

4. Ground Floor Flat, 19 Royal York Crescent

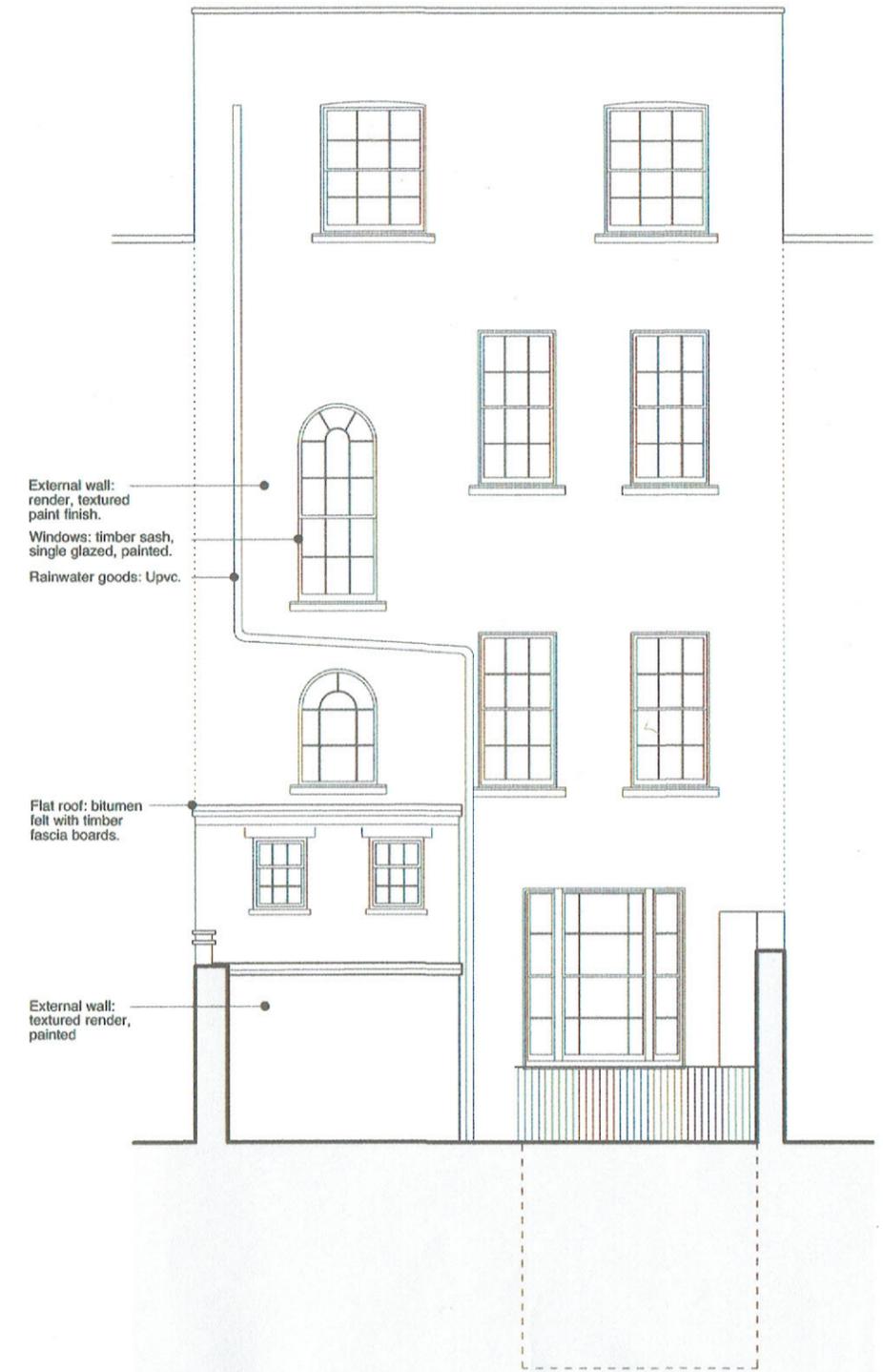
1. Existing elevations
2. Proposed elevations
3. Proposed floor plans
4. Proposed French door detail

Existing: Elevations

General Arrangement 1:100 @ A3

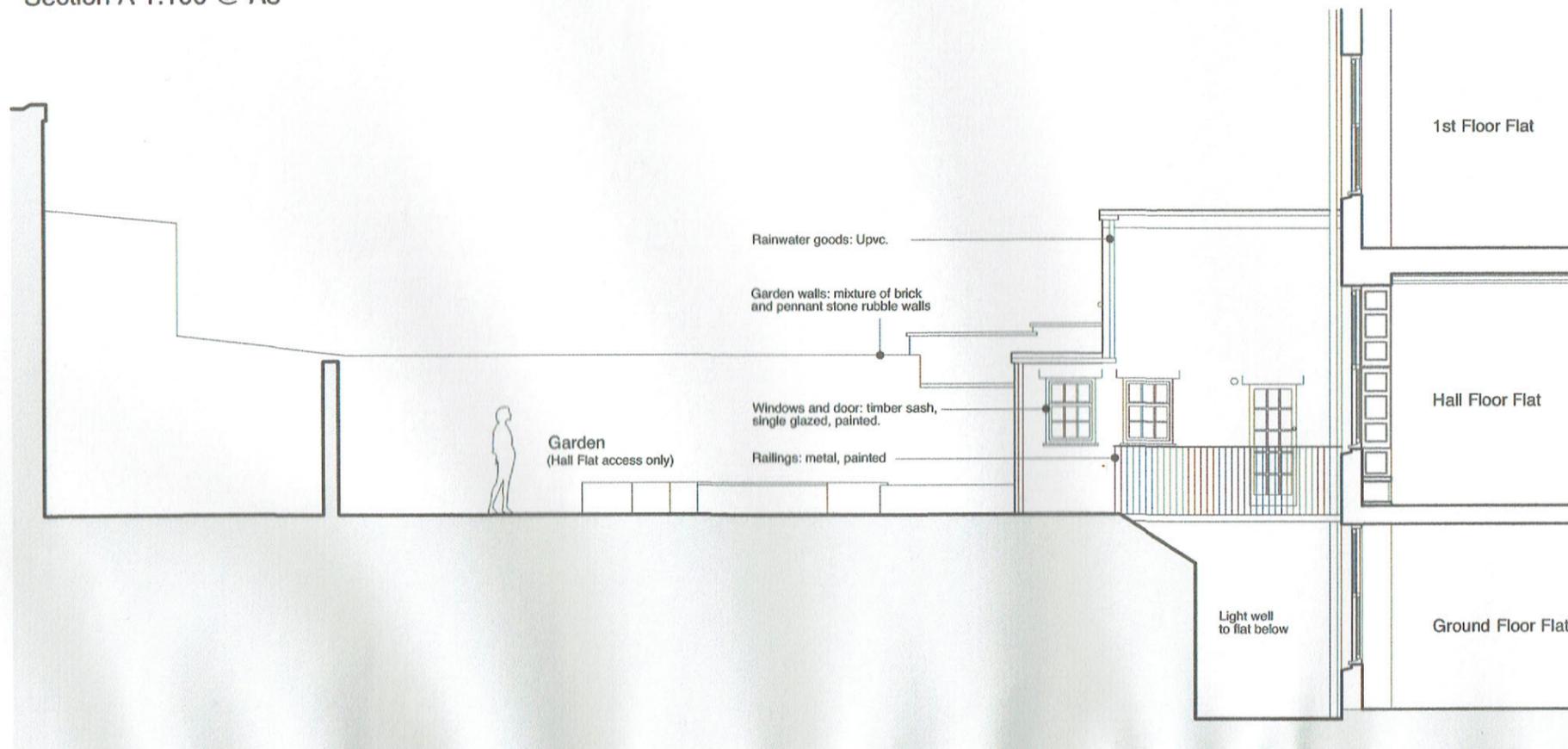


Section A 1:100 @ A3



North Elevation 1:100 @ A3

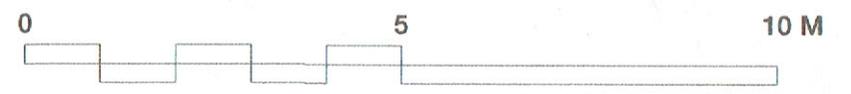
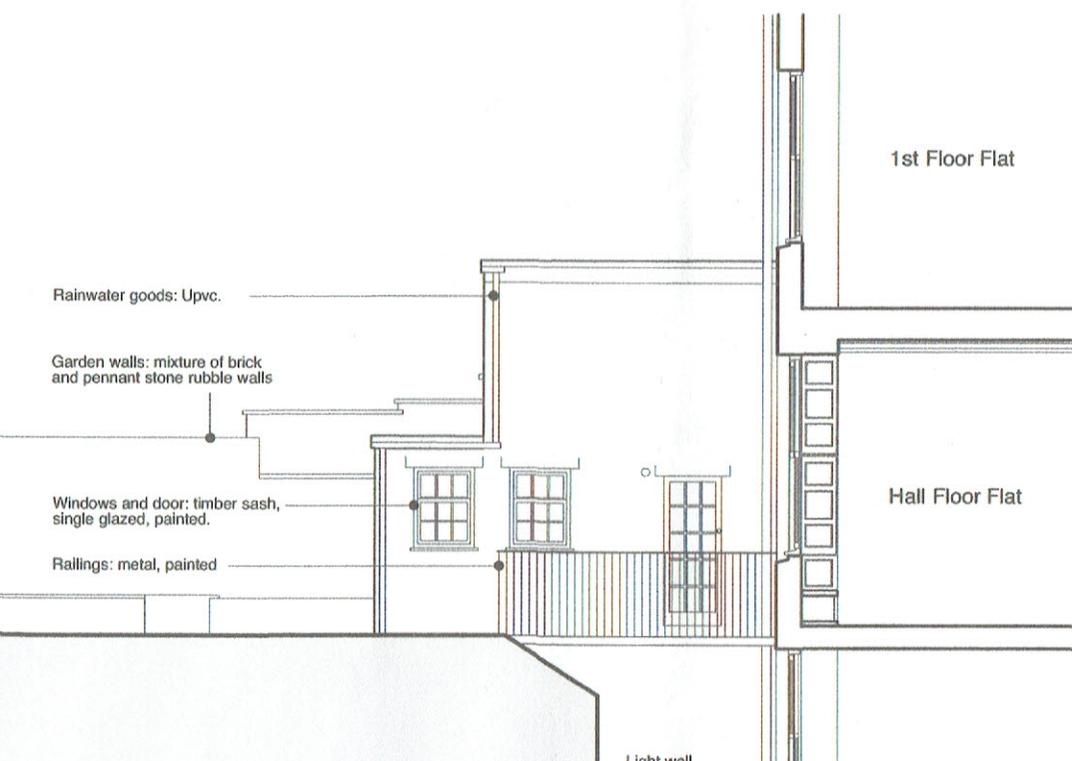
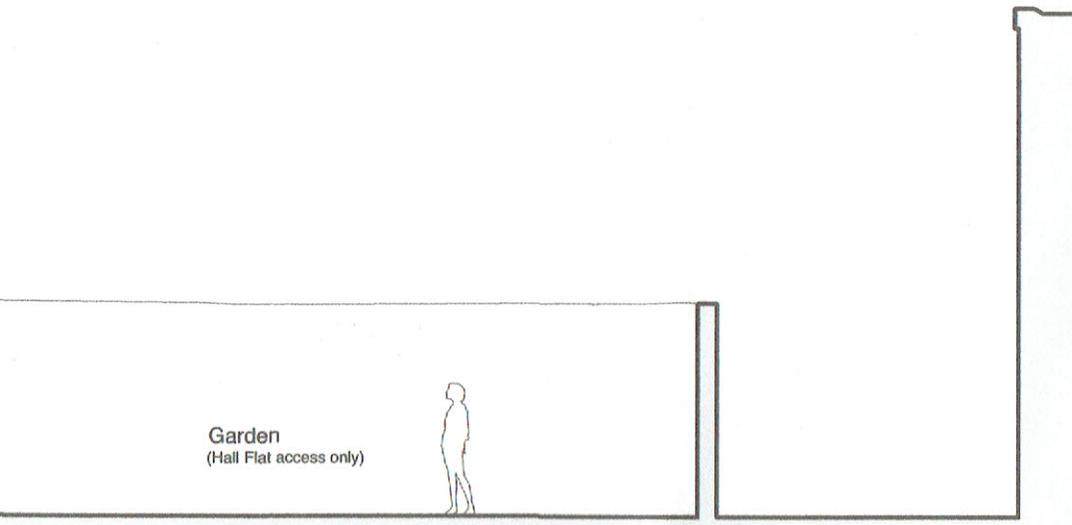
Planning



West Elevation 1:100 @ A3

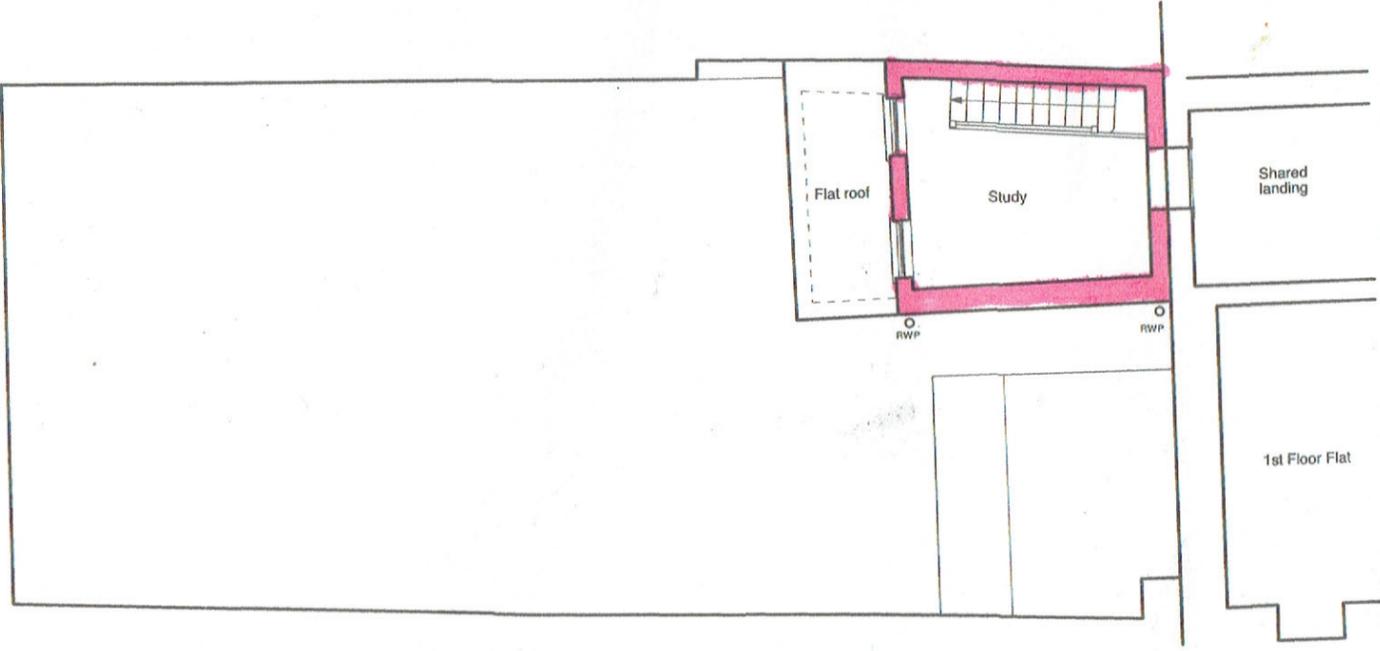
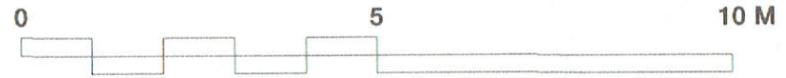
DO NOT SCALE

	HALL FLAT, 19 R. Y. C. EXISTING ELEVATIONS				
	amanda@cliftonarchitects.com 01175 530121	DRAWN GW DATE JUNE 17		SCALE(S) 1:100 A3	JOB No. 21.17



Proposed: Floor Plans

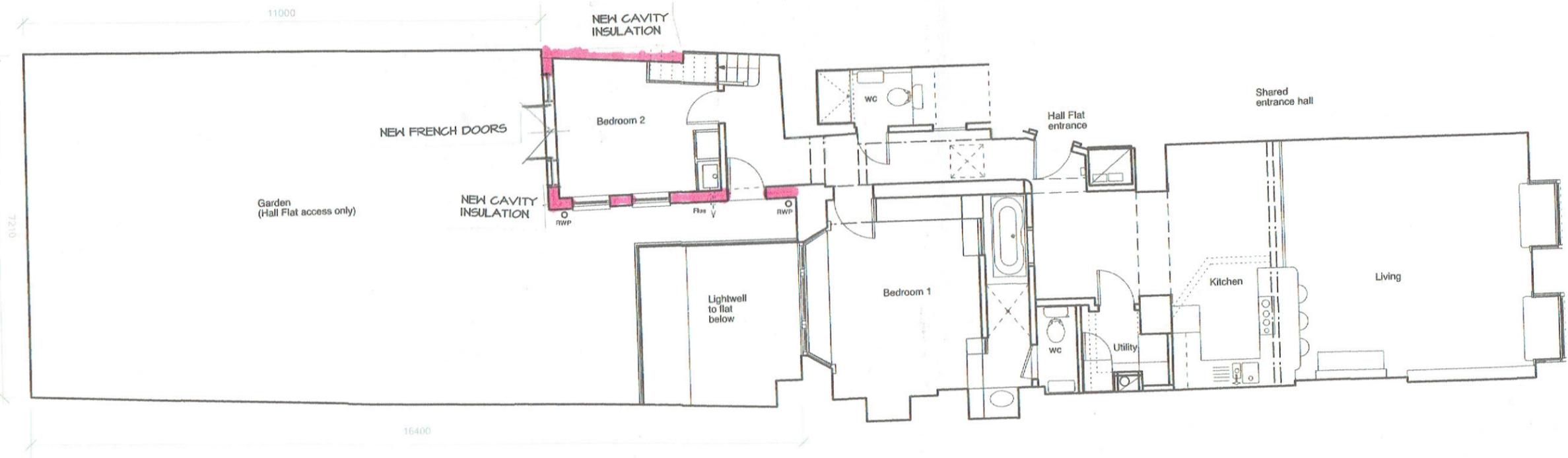
General Arrangement 1:100 @ A3



First Floor 1:100 @ A3



Roof Plan 1:100 @ A3



Planning

B SCHEME DESIGN REVISED JUNE 2017
 C SCHEME FURTHER REVISED JULY 2017
 D ANNOTATION CHANGED JAN 2018
 E CAVITY INSULATION HIGHLIGHTED MAR 2018
 F EXTENSION OMITTED, FRENCH DOORS REVISED MAR 2018



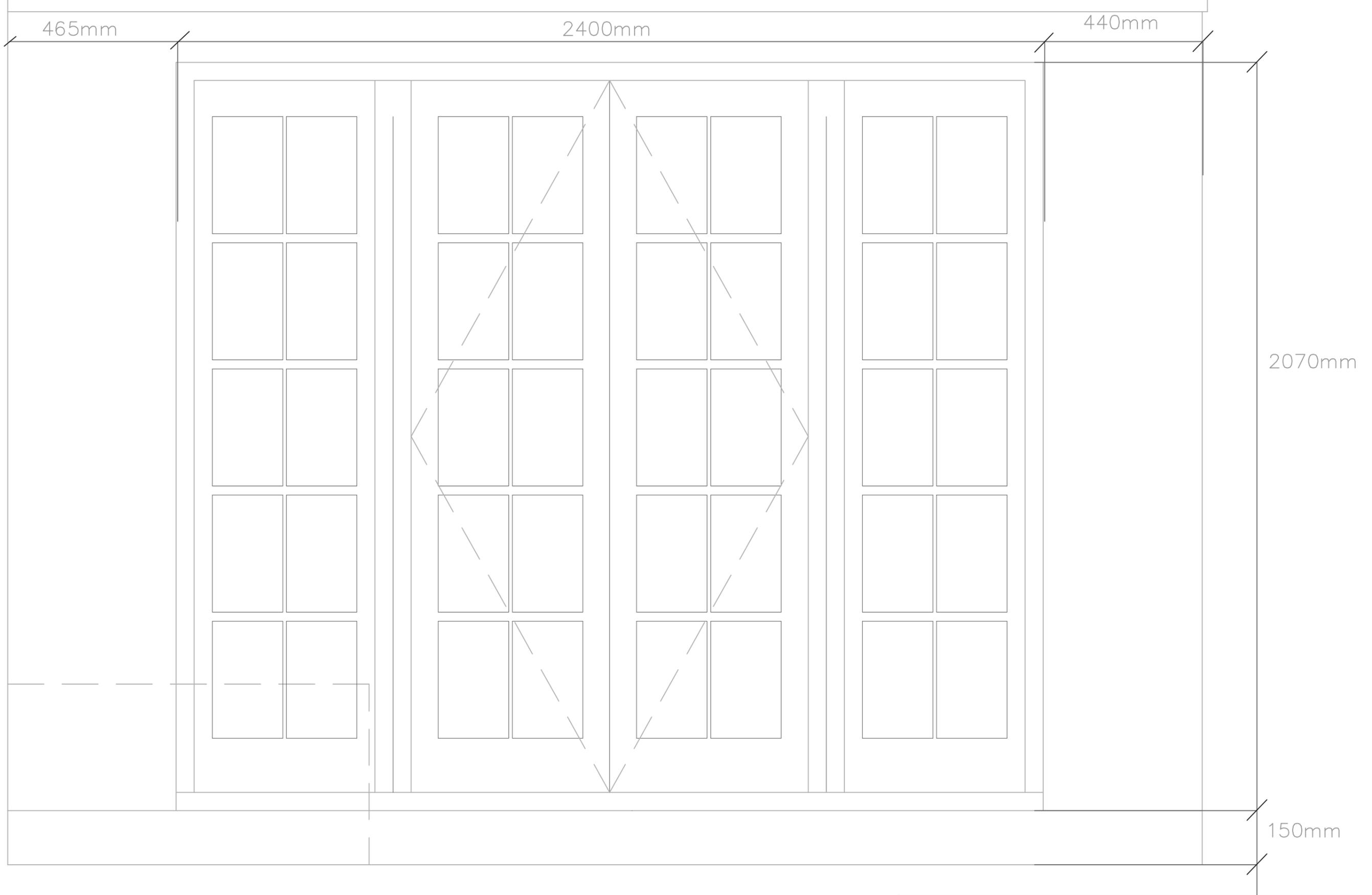
HALL FLAT, 19 R. Y. C.

PROPOSED FLOOR PLANS

amanda@cliftonarchitects.com
 01715 530721

DRAWN GN	SCALE(S) 1:100	JOB No. 21.17	DWG No. PLO3	B	C	D
DATE JUNE 17	A3			E	F	





1:10

Clifton
ARCHITECTS

HALL FLAT, 19 R. Y. C.

PROPOSED REAR ELEVATION DETAIL

amanda@cliftonarchitects.com
07775 530721

DRAWN
SW
DATE
MAR 18

SCALE(S)
1:10
A3

JOB No.
21.17

DWG No.
PLO6